

REAL ESTATE NEWS

NOTES AND GOSSIP

Rental Values Rise Rapidly in Fifth Avenue and Grand Central Zone.

MANY APARTMENTS SOLD

Week Opens With No Sign of Diminution of Market's Strength.

The latest proof of the rapidly rising rental values in the Fifth Avenue section near Fortieth street is found in the report that the United Cigar Stores Company has subleased the five story Sibley Building at the north-east corner of Fifth Avenue and Thirty-ninth street at a rental of \$100,000 a year net. The lessor acquired the property last November from the Hoffman estate at a rental of \$85,000 to \$75,000. The building fronts 51 ft on Fifth Avenue and is 135 feet deep, with an "L" in Thirty-ninth street measuring 25x100.

Apartment Market Active.

The six story apartment at the north-west corner of St. Nicholas Avenue and 218th Street was sold yesterday by Mrs. Clara Berwick, executrix of the estate of Solon Berwick, to the Ameri Realty Company, J. J. May, president. The house is 100x100 and contains thirty-nine apartments and seven stores. It rents for \$40,000 a year. The seller was represented by Barnes, Chivers & Halstead and the buyer by the brokers Goldsmith & Rosenthal represented Mr. Jackson.

Daniel H. Jackson sold to Mabel Revell 619-621 West 115th Street, the Westmoreland, an eight story apartment, 50x100, rented at about \$25,000. Mr. Jackson took in payment 252 West Forty-seventh Street, a six story tenement, 25x100. Byrnes & Downey were the brokers. Goldsmith & Rosenthal represented Mr. Jackson.

Arthur Cutler & Co. sold for William Sperry 333 Central Park West, a seven story apartment, 50x100, to Mr. J. Plotkin, who immediately resold the property at a substantial profit to a client of the same brokers. The seller was represented by Babington & Sanders, attorneys. Herman Tursky represented Mr. Plotkin and the alternate purchaser was represented by Goetz & Jacoby.

Other Manhattan Sales.

Frederick Brown resold to Brill Bros. the tenants, the five story building at 165 Greenwich Street, 31.1x111.10x irregular, located just south of Cortlandt street.

Antoni Saba bought from Herbert C. Pell of Tuxedo Park, N. Y., 77 and 79 Washington Street, five story loft building and three story tenement, 39.6x131.

Winter Realities, Inc., Benjamin Winter president, sold to a client of the same firm, Steiner & Kohan the eleven story store and loft at 38 and 38 West Twenty-ninth St., 50x122, which the seller recently bought from G. Richard Davis and named the property. The property rents for about \$18,000. M. Cohn & Co. and Henry L. Cooper were the brokers.

Benson Realty Company resold to a client of Mose, Marcus & Wells 119 Fifth Ave., a six story loft building, 32.6x135, with an "L" to Twentieth St.

Harri, Vought & Co. sold for Thomas Tuckey a five story building at 115 East Fifty-ninth St., 25x100.

B. Elliot Burton sold to S. Burr the six story tenement, with stores, 37.6x100, at 254 East 122d St., southwest corner of Second Ave.

J. S. Maxwell sold for William Rushmeyer the six story apartment, 37.6x100, at 632 West 143d St. to William Kuhn.

E. Sharrum bought from Joseph Redier 445 and 451 West 184th St., two five story flats, 37.6x124 each, through F. A. J. Sonand.

Resale Former Sage Holdings.

Irving Wolins resold to Anna Muller, through Samuel Banner, 121 West 117th Street, a five story American basement dwelling, on lot 18.1x100; also to J. W. Dielman a similar property at 113 West 117th Street. Mr. Muller resold both properties to the same firm, the Sage estate auction, conducted by Joseph P. Day. He has also sold through Benjamin F. Fryer 49 St. Nicholas place, a four story dwelling, 19x73, to H. A. Joffin.

Many Dwellings Sold.

Frederic Aveline de Peyser, executor of the estate of Augusta F. de Peyser, sold through William B. Day & Co. to a client of Cruikshank Company the six story dwelling at 11 Eighty-sixth Street, 25x100.

L. J. Phillips & Co. sold for the estate of Andrew Shuman, represented by Moore, Phillips & Co. attorneys, the three story dwelling, 19x73.11, at 636 West 168th Street, and also an interest in the rear interior plot, 60x160.

Anna A. Hillman, represented by L. J. Phillips & Co., sold to a client of Lillian G. Johnson, 637 West 142d Street, a three story dwelling, 12x75, to Rose Snyder, tenant.

William B. May & Co. sold the five story dwelling at 134 East Seventieth Street, 20x100, for A. Leo Everett.

Ludwig C. Traube sold the three story dwelling at 146 East Ninety-third Street for the estate of Louis Wannenmacher.

Ottoburn, Steindler & Houston sold for the estate of George G. Benjamin the four story dwelling at 57 West Sixty-eighth Street, 20x100.

William R. Ware sold for Edna Rothwell the three story residence, 20x102.2, at 139 West Seventy-eighth St., to Dr. Arthur J. Waldman.

Helenetta Eneman sold her three story dwelling, 17x100.5, at 177 West Eighty-seventh St., and her three and a half story residence, 19x76, at 354 West End Ave.

COMMERCIAL LEASES.

Cross & Brown Company leased space in 100 Broadway to the International Church Play Corporation, in 40 Columbus Avenue to Tushkin Sakurski, in 242 West Forty-first Street to Waldorf, Hafler & Schulz, Inc., and in 19 Park Place to the Purchasing Agent Company, Inc., Hathaway Knott, Inc., and Anne F. Parsons.

Samuel H. Martin leased store to the southeast corner of Ninety-seventh Street and Columbus Avenue to the Great Atlantic and Pacific Tea Company.

Henry Shapiro & Co. leased for the Aronson Investing Company, Harry Aronson, president, the corner store and basement in the northwest corner of Beekman and Nassau streets to the Nunn-Bush & Weldon House Company at an aggregate rental of \$60,000.

J. Arthur Fischer leased to Hyman Greenwald the four story building, 20x55, at 108 West Thirty-ninth Street and released it to M. A. Stern and Morris Friedman. The same broker also leased to H. Dulitz store at 528 Seventh Avenue and to M. & Y. Greenberg store at 544 Second Avenue, and two garages at 222 and 224 St. Nicholas Avenue to Daniel Ahearn.

M. W. Watson Company leased stores in the Penn Arcade, in Thirty-third Street, opposite the Pennsylvania Hotel, to Marlan's Beauty Shop, J. Rabinowitz, Fred Hollander and John Griscorn and S. Lewis also let the same building to Bowers Photo Company, Globe Illustrating Company, Jewish Tribune, Alfred Sax Lumber Company

and Goldman & Berman and a loft at 64 West Avenue for Peter Eomopolis to M. Mellen.

A. H. Matthews leased store and basement in 16 and 18 Maiden Lane to Dunlop & Co., hatlers.

SALES IN THE BRONX.

Benson Realty Company sold for a client to S. Rosen 327 East 180th Street, a five story apartment, 45x110.

Richard H. Scoble sold to Benson Realty Company 1328 Walton Avenue, a five story apartment, 50x125.

Alexander Selkin sold for Dr. J. Liff 864 Whitlock Avenue, a five story apartment, 37.6x100.

BROOKLYN TRANSACTIONS.

Berkshire Realty Company, Inc., Joseph Haft president, sold 372 Gates Avenue, a four story apartment, 47x120, through Adolph Berlin.

Meister Builders, Inc., purchased from M. Del Monte 171 Union Street, a three story one family house, and also purchased from G. Petta 179 Fourth Avenue, a four story and store building, 14x75.

F. C. Sauter Agency sold the three story dwelling at 605 Sixth Street to Joe Gross for the Rev. Matthew J. Flynn.

Henry Pleson & Son, Inc., sold 565 Seventh Street, a three story dwelling, to Clara Korvalinka.

Henry Pleson & Co., Inc., sold 41 Prospect Place, a three story dwelling, for L. V. Chandler.

DEALS IN OTHER BOROUGHS.

Clinton Trading Corporation sold to Thomas J. and Catherine M. Carey the one family frame dwelling at 1388 Dickson Street, Far Rockaway, through J. K. Landy.

Mrs. C. E. McKenna sold a dwelling and large plot at the corner of Central Avenue and Norton Place, Far Rockaway, to the tenant.

Cornelius G. Kolff sold for George St. John Sheffield four lots in Myrtle Avenue in the Sheffield tract, Sunset Hill, Staten Island, to M. Azarou.

LONG ISLAND TRANSACTIONS.

Pease & Elliman sold for Effingham Lawrence his estate at Cold Spring Harbor, L. I., comprising seventy-five acres, with large brick house, stable, garage and numerous outbuildings. The asking price was \$150,000, and it was sold to Mr. Lawrence by the same brokers about eight years ago.

E. E. Patterson of the Wheatley Hills Real Estate Corporation, with Clark Christ & McKenna sold to Thomas L. Robinson, vice-president of the American Exchange National Bank, the country estate of George H. Olney, twenty-six acres and remodeled farm house, at East Williston, N. Y.

Albert B. Ashforth, Inc., sold for Robert L. Ahles his estate at East Williston, L. I., with twenty-six acres and Colonial dwelling, to a prominent Philadelphia, was represented in the transaction by McPherson Kennedy.

Sol Goldsmith, represented by William Wolf's Son, purchased from Terence P. Smith a house in Front Street, Long Beach, which he will occupy after altering.

I. G. Wolf sold a Colonial dwelling on an acre plot in the Palmdale estate to L. S. Merk of Chicago. The same broker also sold for the Harth estate to Frederick C. Olney 3 plot 20x125 at the northwest corner of Park Avenue and Beverly road, Kensington.

SUBURBAN TRANSACTIONS.

Cumman, Voorhes & Floyd sold for estate of Catherine E. Tyson at Riverdale, Conn., the property known as Osprey Lodge to H. T. Hand, also acreage to Donald Lee Gill.

Fish & Marvin sold for J. W. Fink his bungalow in Wright place at Scarsdale, N. Y., to James R. Webb, and rented furnished for the summer for Mrs. S. M. Caldwell her residence in Greenacres Avenue at Scarsdale; also rented for Edward M. Conger his residence at 7 Walworth Avenue, Scarsdale, furnished, for the summer.

Robert E. Farley Organization sold for Mrs. Sarah A. Cranston her property in Myrtle Avenue in the Nepphan Heights section of Yonkers, N. Y., to Mrs. Hazel V. Davey.

Real Estate Management Company sold two frame dwellings at Dobbs Ferry, N. Y., to W. G. Phillips for the estate of J. J. McCormick.

A. P. Hodge sold his property in Palmer Avenue, Larchmont, N. Y., through Chauncey B. Griffin & Co. to Mrs. May P. Holding.

MARKET BRIEVITIES.

Elbridge Gerry Chadwick has returned from Paris after a stay of two years as head of the Home Communication Bureau of the Red Cross in France and has again associated himself with Brown, Wheelock Company, Inc.

S. Soraci was the broker in the sale of 165 West Forty-fourth Street and 152 to 158 West Forty-fourth Street, recently by May Irwin to a client of A. L. Berman.

L. Traube has been appointed agent of the apartment house at 3 and 5 West 102d Street.

A company composed of M. B. Cohn, H. J. Sondheim and H. A. Cone is the buyer of the property at 63 Beekman Street, sold recently.

Rushford Realty is purchaser of the four story residence at 45 East Eleventh Street, sold by Pease & Elliman for the estate of Sarah Bachrach.

GETS LOWER TAX RATE.

The 1920 tax rate for Jersey City was fixed yesterday by the County Tax Board at \$30.97 per \$1,000 of ratables. The rate last year was \$32.34. The tax will be payable on April 1. The higher rate of last year resulted from the extension of the City Hospital and other building improvements.

SPECIAL AUCTION TO-DAY.

Joseph P. Day's special sales day of the spring season will be held at 14 Vesey Street. The list of properties to be sold includes 174 and 176 Fifth Avenue, 319 to 323 West Twenty-third Street, 321 West Twenty-second Street, 1558 and 1560 West Twenty-second Street, the southeast corner of St. Nicholas Avenue and 187th Street, 512, 546 and 575 Third Avenue, 254 and 27 Catharine Street, the northwest corner of Eighty-second Street and Second Avenue, 100 Greene Street, and 62 and 64 Thompson Street, all in the Bronx.

IN THE AUCTION ROOMS.

14 VESSEY STREET.
By Bryan L. Kennedy.
119th St. 441 and 443 E. 4th St. of 1st St. 60x100. 119th St. 441 and 443 E. 4th St. of 1st St. 60x100. 119th St. 441 and 443 E. 4th St. of 1st St. 60x100.

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City of N. Y. owner. \$50,000. 1200 E. 12th St. to a five story dwelling. 1200 E. 12th St. to a five story dwelling. 1200 E. 12th St. to a five story dwelling.

HOTELS.

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Broadway, 85th to 86th St.
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For Transient or Permanent Residence. Furnished or Unfurnished Suites. All the Comforts and Advantages of the Best Hotel. Rates Moderate. Telephone 1000.

Family and Transient Hotel
Rooms with bath \$3.00 up
Unfurnished, \$7.00 per room up
Furnished, \$8.00 per room up
Decorated to Suit.
Take Inebria Subway to Clark St. 3 Short Blocks from Hotel.

Hotel Standish Arms
ON BROOKLYN HEIGHTS
167-169 Columbia Heights
Overlooking New York Harbor
4 Minutes to Wall Street.
15 Minutes to Fort Theatre.

Family and Transient Hotel
Rooms with bath \$3.00 up
Unfurnished, \$7.00 per room up
Furnished, \$8.00 per room up
Decorated to Suit.
Take Inebria Subway to Clark St. 3 Short Blocks from Hotel.

Hotel Manhattan Square
50 to 55 West 77th Street. Off Central Park
Perfectly arranged and delightfully appointed apartments available for immediate or Fall rental, consisting of parlor and any desired number of bedrooms. Unfurnished, \$6.00 per room up. Furnished, \$7.50 per room up.

Voluntary Auction
Monday, March 29,
at 12 o'clock noon, in the Brooklyn Heights section of Yonkers, N. Y., to Mrs. Hazel V. Davey.

The McCarran Property at FAR ROCKAWAY
KNOWN AS 1931 ATLANTIC AV., WITH IN THREE MINUTES WALK OF EDGEMERE STATION AND TROLLEY.

FURNISHED DWELLING.
having 14 rooms and 2 baths, including 3 bedrooms, hardwood floors, electric lights, gas, together with garage and tennis court, on plot 10x120; subject to mortgage of \$2,500, 5% per cent, held by Title Guaranty Co. of New York City. The ownership will be taken over and above this mortgage; immediate possession; open for inspection.

Further Particulars at the Auctioneer's Office, 132 B'way, N. Y. C.
JOSEPH P. DAY, Real Estate Auctioneer, 132 Broadway, N. Y. C.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE
\$3,350,000 FOR 1ST MTGE
for loans on centrally located Manhattan properties.
(Assignments accepted)
Chas. F. Noyes Co.
Tel. John 2000 92 William St.

ATTENTION! SECOND MORTGAGE MONEY.
\$200,000 LOANABLE. YARDON MORTGAGE. WYOMING ESTATES, 125 BROADWAY.

CITY REAL ESTATE.
FREDK & CO.
100 WEST 40th ST.
100 WEST 40th ST.

F. & G. PELOMM.
1333 BROADWAY.
REAL ESTATE.
Management of Business Properties a Specialty.

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Real Estate Brokers. Manhattan Bldg.
Tel. 1000. 62 Liberty St.

Geo. L. O'Hare, Inc. 449 5th Ave.
Real Estate. Tel. Vanderbilt 9912

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121 Broadway. Telephone Barclay 3735

DOUGLAS L. ELLIMAN & CO. 414 Madison Ave., New York.
Geo. C. Pinter, Inc. 125 Broadway. Cor. 56th St.

Herman Arms Co. Real Estate Brokers 500-5th Ave.

HENRY L. COOPER, Inc. Real Estate, 150 Broadway. Tel. 1000.

J. R. WOOD CO. 299 7th Ave. Tel. Morn. 7124

Spears & Co., Commercial Property 840 Broadway. Tel. 1000

WILLIAM D. KILPATRICK 149 Broadway. Tel. 1000

CITY REAL ESTATE.
From Battery to 14th St. Inclusive.
LEASEHOLD FOR SALE
Plot of 20,000 square feet on Front Street, South of Brooklyn Bridge, with three story building, cement floor at street level, ceiling from 25 to 35 feet with big skylights, suitable for alteration. Exceptional opportunity for Operator or Builder.
Ideal for Ice Plant—Storage—Garage or Manufacturer. Rent \$15,000. Gross till 1938.

FOR PARTICULARS
PHONE WRITE OR SEE
A. N. GITTERMAN
REALTY SPECIALIST
PHONE MURRAY 737 51 EAST 42' ST.

CITY REAL ESTATE.
Above 59th St.—5th Ave. to North River.
Rooming house, 102 West 77th St.; four story, 67,000; 14 West 84th St.; three story, \$22,000. DANIEL SEYMOUR, Executor, 50 Broadway, New York.

WEST 96TH ST.
PRIVATE DWELLING FOR SALE.
BROWNSTONE FRONT.
24x119, 12 ROOMS, 5 BATHS.
FURNISHED. \$11,000.
GEORGE C. PINTER, INC., 105 B'WAY.

308 WEST 75th ST.
Four story and basement, high story, bay window, brown stone front; three baths; 20x100.
JAMES DOYLE, 408 West 20th St.

Washington Heights, Above 155th St.
West of 8th Ave.
ATTENTION!
Desirably situated corner, 100x100, 6 story, elevator apartment house. Old rents \$30,000; can be \$38,000 October. Price \$50,000. SHARUM, 170 Broadway.

LESS THAN FIVE TIMES RENT.
12th, 4th and 5th Sts. near 10th St. 12x50x124. 5th St. rent \$18,000; 4th St. rent \$18,000. SHARUM, 170 Broadway.

PRIVATE HOUSE FOR SALE.
Four story American basement, newly decorated, electric light, immediate possession. 12x50x124. 5th St. rent \$18,000; 4th St. rent \$18,000. SHARUM, 170 Broadway.

THREE story dwelling for sale, to close an estate, 54 West 149th St., N. Y. C. LEWIS, 415 West 149th St.

Borough of Manhattan—Miscellaneous.
PRICE \$22,000.
A four story American basement 18 foot dwelling; private rear, 12 room, 3 tiled baths, electric light, parquet floor, dining room and kitchen on one floor; possession October 1; possibly before; taxes, insurance, interest and coal, \$1,000; top floor could be rented for \$1,000, insuring free rent for balance.

WOOD, DOLSON CO., INC.
Broadway and 80th St. Phone 1100 Schuyler.

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IN NEW FIREPROOF BUILDING
Suits for Automobile Business.
POSSESSION MAY 1.
Principals only.
GEORGE V. McNALLY,
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HOTEL
\$25,000 cash will buy long lease and furniture of Manhattan hotel; only \$110 per room.
S. Osgood Peck & Co., 71 W. 44th St., N. Y. C. Tel. 1000.

FOR SALE
BUILDINGS DOWNTOWN
Five story corner building, excellent light, strong floor carrying capacity. Immediate possession. Price \$22,000.

NEAR MAIDEN LANE
Five story building, steam heat, good condition. Price \$25,000. Cash \$10,000.
Four story corner building, excellent light, good condition. Price \$25,000. Cash \$10,000.